

ATTACHMENT 1

EXHIBIT A – FINDINGS DRC2012-00092 / MINOR USE PERMIT / PICKARD

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1a) pursuant to CEQA Guidelines Section 15301 because the permitting and minor alteration of the existing as built guesthouse will not create a significant impact to the environment.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the guesthouse is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the As-Built guesthouse with the proposed distance waiver does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed As-built guesthouse will not conflict with the surrounding lands and uses. Per section 22.30.410, guesthouses with a distance waiver are a permitted use with a minor use permit.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Salinas Drive, a local road constructed to a level able to handle traffic associated with the proposed project.

Guesthouse Modification

- G. Modification of the distance a guesthouse can be located from a primary dwelling from 50 feet to allow a guesthouse to be located 10 feet from the primary dwelling is justified because there are specific conditions of the site that make the standard unnecessary. These conditions are: the existing building that is being proposed to be converted into the guesthouse will not require grading as would a new guesthouse in a new location and therefore will not create any significant impacts to the environment. The distance waiver can be supported because the proposed location would avoid additional site disturbance.

Setback Adjustment

- H. A modification to the side setback to allow the existing unpermitted guesthouse to be located 10 feet from the property (east side) line is justified because a smaller setback may be granted using an adjustment provided in Section 22.54.020.F where mitigated practices are approved by the fire inspection authority. CAL FIRE has reviewed the proposed project and found the 10-foot side setback acceptable with the requirements of

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reducing the vegetation between the structure and the property line, and that no storage of flammable or combustible materials between the structure and the property line will be allowed. As conditioned, the proposed project will satisfy all requirements required by the Fire Safety letter dated January December 19, 2014.